

Monday, July 11, 2016

The following action minutes are listed as they were acted upon by the Subdivision Review Board and as listed on the agenda for the Regular Meeting of 9:00 AM, together with the maps and staff reports attached thereto and incorporated therein by reference.

Hearings are advertised for 9:00 a.m. This time is only an estimate and is not to be considered as time guaranteed. The public and applicants are advised to arrive early.

ROLL CALL:

PRESENT: Leslie Terry, Glenn Marshall, Melissa Guise, and Ellen Carroll

ABSENT: None

Chairperson Ellen Carroll: opens meeting.

PUBLIC COMMENT PERIOD

1. Members of the public wishing to address the Board on matters other than scheduled items may do so at this time, when recognized by the Chairman. Presentations are limited to three minutes per individual.

Chairperson Carroll: opens & closes public comment with no one coming forward.

CONSENT AGENDA

2. May 2, 2016 SRB DRAFT Minutes

Consent item 2, May 2, 2016 SRB Minutes, is approved via voice vote by the County Subdivision Review Board and is available on file at the office of the Planning and Building Department.

Motion by: Leslie Terry

Second by: Melissa Guise

BOARD MEMBERS	AYES	NOES	ABSTAIN	RECUSE
Carroll, Ellen	x			
Guise, Melissa	x			
Marshall, Glenn	x			
Terry, Leslie	x			

3. A request for a fourth time extension by **HOWARD & PEPPER, Inc.** for a Tentative Parcel Map (CO 03-0301) / Minor Use Permit to subdivide a 4.2 acre parcel into three parcels of 1.65 acres, 1.71 acres and .90 acre each for the purpose of sale and development. The Development Plan authorized a commercial complex that includes 18,708 square feet of self-storage, 6,792 square feet of auto parts

sales and service and 8,701 square feet of office space and project related grading of 4.2 acres. The proposed project is within the Commercial Service land use category and is located at the northern corner of the North Frontage Road and Sandydale Drive intersection, in the community of Nipomo. The site is in the South County sub-area of the South County Area Plan.

County File Number: S000385P/D020113P

Supervisory District: 4

Project Manager: Stephanie Fuhs

Assessor Parcel Number: 091-325-022

Date Accepted: N/A

Recommendation: Approval

Consent item 3, a request for a fourth time extension by HOWARD & PEPPER, INC. is approved via voice vote by the County Subdivision Review Board and available on file at the office of the Planning and Building Department.

Motion by: Leslie Terry

Second by: Melissa Guise

BOARD MEMBERS	AYES	NOES	ABSTAIN	RECUSE
Carroll, Ellen	x			
Guise, Melissa	x			
Marshall, Glenn	x			
Terry, Leslie	x			

HEARINGS

4. A request by **JOANNE BURKE** for a Tentative Parcel Map (CO 16-0122) to subdivide two parcels totaling 3.8 acres into three parcels of 1.2, 1.3 and 1.3 acres each for the purpose of sale and/or development with related road/access and drainage improvements. The project is the re-subdivision of Parcels 8 and 9 of Tract 2368, a Commercial Service subdivision that was recorded in 2006. The proposal will not increase the maximum amount of building square footage allowed on the original parcel or increase the allotted amount of water that was approved with the previous subdivision. The proposed project is within the Commercial Service land use category and is located at 1167 and 1197 Farmhouse Lane, adjacent to the southeastern boundary of the City of San Luis Obispo. The site is in the San Luis Obispo subarea of the San Luis Obispo planning area. Also to be considered is the environmental document. The Environmental Coordinator found that the previously adopted Mitigated Negative Declaration is adequate for the purposes of compliance with CEQA. Per State CEQA Guidelines (Sec. 15164(a), Sec. 15162) an Addendum to the adopted Mitigated Negative Declaration was prepared as the following conditions apply: 1) only minor technical changes or additions are necessary; 2) no substantial changes have been made or occurred that would require major revisions to the Mitigated Negative Declaration due to either new significant effects or substantial increases in the severity of previously identified significant effects; 3) substantial changes have not occurred with respect to the circumstances under which the project is undertaken; and 4) no new information of substantial importance which was not known or could not have been known at the time of the adopted Mitigated Negative Declaration has been identified. No new mitigation measures have been proposed.
- County File Number: SUB2015-00058
 Supervisory District: 3
Project Manager: Stephanie Fuhs
- APN(s): 076-512-008 & -009
 Date Accepted: May 2, 2016
Recommendation: Approval

Stephanie Fuhs, Project Manager: presents staff report via power point. Also, discusses revisions received prior to the meeting, revisions Condition 16J & 16L, read revisions into the record.

Glenn Marshall: discusses clerical issue on Condition 12.

Emily Ewer, Oasis Associates: states is available for questions and echo's staff recommendation for approval.

The Subdivision Review Board notes consistency of previously adopted Negative Declaration on August 14, 2013 for Tract 2368 and approves Document Number: 2016-012_SRB granting Tentative Parcel Map (SUB2015-00058/CO16-0122) to JOANNE BURKE based on the Findings A through J. and subject to the Revised Conditions (received before meeting) 1 through 23 in Exhibit B; also, re-lettering as needed on Condition 12a-12c; Modifying numbering starting with Condition 13, and noting revision on Condition 16j - 16l as noted on memo dated July 6, 2016. adopted.

Motion by: Glenn Marshall

Second by: Leslie Terry

BOARD MEMBERS	AYES	NOES	ABSTAIN	RECUSE
Carroll, Ellen	x			
Guise, Melissa	x			
Marshall, Glenn	x			
Terry, Leslie	x			

PLANNING STAFF UPDATES

5. This is the time staff provides updates to the Review Authority for items not on the agenda.

None.

ADJOURNMENT

Next Scheduled Meeting: September 12, 2016, in the County Board of Supervisors Chambers, County Government Center, San Luis Obispo, CA.

Nicole Retana, Secretary
Subdivision Review Board

Minutes will approved at the November 7, 2016 Subdivision Review Board meeting.